

**PLANNING & ZONING COMMISSION MINUTES
APRIL 11, 2016**

STATE OF TEXAS	§
COUNTIES OF ARANSAS	§
SAN PATRICIO AND NUECES	§
CITY OF ARANSAS PASS	§

On this the 11th day of April, 2016 the Planning and Zoning Commission convened in a Regular Called Meeting being open to the Public at the special meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum:

PRESENT:

RANDALL FREEZE	CHAIRPERSON
RICHARD (Sandy) KUBEK	VICE CHAIRPERSON
LISA BARKER	COMMISSIONER
ELIZABETH DORRIS	COMMISSIONER
PAT FENTON	COMMISSIONER
SHIRLEY GALLAGHER	COMMISSIONER
CAROL SALINAS	COMMISSIONER
KATHLEEN SWEATT	COMMISSIONER

ABSENT:

DAN MOORE	COMMISSIONER
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STAFF PRESENT:

Miguel S. Saldaña, AICP	Development Services Director
Amanda Torres	Planner

OTHERS PRESENT:

I. CALL TO ORDER

Chairperson Freeze opened the meeting at 5:15 p.m. and stated there was a quorum with Commissioner Moore absent.

II. APPROVAL OF MINUTES

A. Regular Called Meeting of March 14, 2016

Commissioner Barker made a motion to approve the minutes as written for the March 14, 2016 regular called meeting. Commissioner Dorris seconded the motion and the motion carried with Commissioner Moore absent.

III. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

a. 1603002-NP01 (Non-Public Notice Plat)

HARBOR HEIGHTS SUBDIVISION O.C.L. (PRELIMINARY – 83.65 ACRES)

Located north of W. Highland Avenue and west of S. Avenue A.

Chairman Freeze moved item IV-A to be heard at the same time as Item III-A-a. Commissioners Gallagher, Dorris, and Barker recused themselves from both discussions.

Chairman Freeze opened the public hearing at 5:17 p.m. Director Saldaña explained that the subdivision was located at Avenue A and Highland Avenue. The proposed development is to develop 327 lots. The development agreement predominately has information regarding the eventual Planned Development zoning requests. The property cannot be zoned because it is currently outside of the city limits. Commissioner Salinas commented that she had concern about previous Planned Developments because she personally did not like the smaller front yard setbacks.

Foster Edwards of the San Patricio Economic Development Corporation distributed a housing study completed by Texas A&M University—Corpus Christi to planning commissioners and staff. There is a significant housing shortage in the county given the amount of jobs that are projected to arrive, and he commented that this plat would help reduce the shortage.

Nancy Summers of Baybreeze Development briefly described the plans and layout of the proposed subdivision. Commissioner Salinas had explained that the commission had been discussing suitable parking stall sizes in the recent past and asked Ms. Summers why houses would not be setback further inside the property. Ms. Summers replied that final renderings may set houses back 25 feet but this proposal was giving options.

The public hearing was closed at 5:33 p.m. Vice Chairperson Kubek made a motion to approve item III-A-a, the Harbor Heights Subdivision O.C.L. preliminary plat. Commissioner Fenton seconded the motion, and the motion carried unanimously with Commissioner Moore absent.

b. 1604001-NP01 (Non-Public Notice Plat)

MOBIL VILLAGE, LOTS 17-R & 18-R, BLOCK 3 (FINAL – 0.110 ACRES)

Located north of McCampbell Street and west of Munson Drive.

Chairman Freeze opened the public hearing at 5:34 p.m. Director Saldaña explained that would be considered a minor plat. It has all City services but is just adjusting lot lines. The public hearing was closed at 5:38 p.m. Commissioner Sweatt made a motion to approve item III-A-b, Mobil Village, Lots 17-R & 18-R, Block 3 Final Plat. Commissioner Fenton seconded the motion and the motion carried unanimously with Commissioner Moore absent.

B. ZONING

- a. **Case No. 1604-01 – Tammy Solis:** Application for a Conditional Use Permit for a Bar, Lounge or Tavern in the “GB” General Business District for the property located at 1152 S. Commercial.
The property is described as Lots 32 through 35, Block 7, Fricks First Addition, 0.562 acres, 1152 S. Commercial, Aransas Pass, Texas.

Vice Chairperson Kubek made a motion to table Item B-a to the May 9th regular meeting. Commissioner Gallagher seconded the motion and the motion carried unanimously with Commissioner Moore absent.

C. TEXT AMENDMENT

- a. Amending the City of Aransas Pass Zoning Ordinance, Part II, Section 10, Subsection 200 – Schedule of Uses, by removing Manufactured Home as a conditional use in the “R-7B” zoning district

Chairman Freeze opened the public hearing at 5:43 p.m. Director Saldaña proposed making amendments to manufactured homes as a conditional use. The conditional use permit would be subject to certain conditions, skirting, porch, gabled roofs, and other such requirements. Keeping manufactured homes as a conditional use would allow for alternative housing in the area. Director Saldaña recommended that the item be tabled to the May 9th regular meeting. The public hearing was closed at 5:58 p.m.

Commissioner Sweatt made a motion to table item C-a to the May 9th regular meeting. Commissioner Gallagher seconded the motion and the motion carried unanimously with Commissioner Moore absent.

- b. Amending the City of Aransas Pass Zoning Ordinance, Part IV, Section 16, Subsections -155 and -170 regarding exceptions to signs and administrative adjustments

Chairman Freeze opened the public hearing at 6:00 p.m. Director Saldaña explained that staff put this together as response to a sign variance request made by McDonald's. However, the Zoning Board of Adjustments does not have the authority to grant sign variances. The amendment would consider the event as a special exception. Additionally, the amendment would grant the Director of Development Services authority to grant administrative variances up to 10%. The public hearing was closed at 6:04 p.m.

Commissioner Barker made a motion to approve item C-b. Vice Chairperson Kubek seconded the motion and the motion carried unanimously with Commissioner Moore absent.

IV. DISCUSSION AND POSSIBLE ACTION

- A. Consider and act on a development agreement between the City of Aransas Pass, Baybreeze Development L.P., and Gallagher Builders, Inc.

No action was taken on Item IV-A.

V. DIRECTOR'S REPORT

Director Saldaña told the Commission that the non-conforming uses item was remanded back from the City Council to the Commission.

VI. ITEMS TO BE SCHEDULED ON NEXT AGENDA

Director Saldaña said that the following items would be scheduled:

- Sherwood Forest zoning
- Manufactured Home conditional use permit criteria
- Short-term rentals

VII. ADJOURNMENT OF MEETING

Vice Chairperson Kubek made a motion to adjourn. Commissioner Salinas seconded the motion and the motion carried with Commissioner Moore absent.

The meeting was adjourned at 6:18 p.m.


Randall Freeze, Chairperson

ATTEST:


Miguel S. Saldaña, A.I.C.P.
Planning & Zoning Commission Secretary

